

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Thursday, August 13, 2009 at 12:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**  
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**NEW CASES**

- V-09-100**      Application of **Gillian Taylor** for a variance from zoning regulations to increase the floor area of an accessory structure from 30% (maximum) of the main structure to 44% to erect a detached garage. Property is located at **2942 Rhodenhaven Drive, N.W.**, fronting 100 feet on the west side of Rhodenhaven Drive and beginning approximately 68.5 feet north of the intersection of Rhodenhaven Drive and Mornington Drive. Zoned R-3 (Residential) District. Land Lot 156 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Gillian Taylor**  
**Council District 8, NPU-C**
- V-09-101**      Application of **Mrs. and Mrs. Dedrick Woods** for a variance from zoning regulations to reduce the rear yard setback from 15 ft. (required) to 7 feet to allow for a detached garage. Property is located at **2529 County Line Road, S.W.**, fronting 90 feet on the west side of County Line Road and beginning approximately 760 feet south of the southwest intersection of County Line Road and Rolling Hill Road. Zoned R-4 (Residential) District. Land Lot 42 of the 14<sup>F</sup><sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mrs. and Mrs. Dedrick Woods**  
**Council District 11, NPU-P**
- V-09-102**      Application of **Meka Redd** for a variance from zoning regulations to reduce the east side yard setback from 7 ft. (required) to 5 feet for an addition to a single family dwelling. Property is located at **1289 Hosea Williams Drive, S.E.**, fronting 48.5 feet on the south side of Hosea Williams Drive and beginning approximately 550.1 feet west of the southwest intersection of Hosea Williams Drive and Leslie Street. Zoned R-4A (Residential) District. Land Lot 208 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Garry Long and Stuart Wilson**  
**Council District 5, NPU-O**
- V-09-104**      Application of **Russell New Urban Development, LLC.** for a variance from zoning regulations to reduce transitional north side yard setback from 20 ft. (required) to 5 feet to allow for the construction of a new multi-family development. Property is located at **420 Parkway Drive, N.E.**, fronting 82 feet on the west side of Parkway Drive and beginning approximately 85 feet south of the southwest intersection of Parkway Drive and Angier Avenue. Zoned C-4 District (to be used for multi-family purposes). Land Lot 47 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Roy Tolliver, Sr.**  
**Council District 2, NPU-M**

- V-09-105** Application of **Stephen Kisgen** for a variance from zoning regulations to reduce the side yard setback from 7 ft (required) to 1 foot and reduce the rear yard setback from 15 feet (required) to 7 feet to allow for the construction of a detached residential accessory structure. Property is located at **1015 North Virginia Avenue, N.E.,** fronting 60 feet on the east side of North Virginia Avenue and beginning approximately 68 feet north of the northwest intersection of North Virginia Avenue and Virginia Avenue. Zoned R-4 (Residential) District). Land Lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Valerie Surasky**  
**Council District 6, NPU-F**
- V-09-106** Application of **Cline Rinehart and Bonnie Barfield** for a variance from zoning regulations to: (1) reduce the half depth front yard setback from 15 ft. (required) to 10 ft; 2) allow for a residential accessory structure to exceed the allowed 30% to the main to 48% and (3) allow for the rear yard coverage to exceed the allowed 25% coverage to 26% to allow for a detached residential accessory structure. Property is located at **1085 Tumlin Street, N.W.,** fronting 60 feet on the east side of Tumlin Street and beginning approximately at the southeast intersection of Tumlin Street and Ethel Street. Zoned R-5 (Residential) District). Land Lot 149 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Cline Rinehart**  
**Council District 6, NPU-E**
- V-09-107** Application of **Phillip and Lauren Ellen** for a variance from zoning regulations to: (1) reduce the front yard setback from 35 ft (required) to 29 feet for a second story addition; 2) reduce the west side yard setback from 6 feet (required) per V-04-51 which includes a conditional site plan to 1.5 feet to rebuild and make additions to an existing garage. The applicant also seeks a variance to reduce the west side yard setback from 6 feet per V-04-51 to 4 feet to make an addition to a single family residence. Property is located at **745 Ponce De Leon Terrace, N.E.,** fronting 50 feet on the south side of Ponce De Leon Terrace and beginning approximately 200 feet east of the southeast intersection of Ponce De Leon Terrace and Ponce De Leon Place. Zoned R-4 (Residential) District). Land Lot 14 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Phillip and Lauren Ellen**  
**Council District 6, NPU-F**
- V-09-108** Application of **Bernard Rowe** for a variance from zoning regulations to reduce the east side yard setback from 7 ft. (required) to 5 ft allow for an addition to a single family dwelling. Property is located at **435 Hascall Road, N.W.,** fronting 60 feet on the north side of Hascall Road and beginning approximately 242.2 feet west of the northwest intersection of Hascall Road and Steele Drive. Zoned R-4/BL (Residential) District). Land Lot 147 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Brent Perkins**  
**Council District 8, NPU-E**
- V-09-109** Application of **David Ogram** for a variance from zoning regulations to reduce the west side yard setback from 10 ft. (required) to 4 feet 10 inches to allow for

the construction of a single family house. The applicant also seeks a variance to increase the maximum lot coverage from 40% to 45%. Property is located at **390 Manor Ridge Road, N.W.**, fronting 65 feet on the south side of Manor Ridge Road and beginning approximately 201.4 feet east of the southeast intersection of Manor Ridge Road and Montview Drive. Zoned R-3 (Residential) District). Land Lot 144 of the 17<sup>th</sup> District, Fulton County, Georgia.

**Owner: Rodrigo Duralde**  
**Council District 8, NPU-C**

**V-09-110**

Application of **David Ogram** for a variance from zoning regulations to reduce the north side yard setback from 15 ft. (required) to 9 feet and the south side yard setback from 15 feet (required) to 9 feet to make an addition to a single family residence. Property is located at **2540 Woodward Way, N.W.**, fronting 125 feet on the west side of Woodward Way and beginning approximately 780.6 feet north of the northwest intersection of Woodward Way and Peachtree Battle Avenue. Zoned R-2A (Residential) District). Land Lot 112 of the 17<sup>th</sup> District, Fulton County, Georgia.

**Owner: James Balloun**  
**Council District 8, NPU-C**

**DEFERRED**

**V-09-25**

Application of **Mike Adams** for a special exception from zoning regulations to erect a 3 ft. ornamental iron fence on an existing 4 ft. wall and erect a 6.5-8 ft. iron gate in the required front yard where otherwise prohibited. Property is located **3685 Paces Ferry Road, N.W.**, fronting 263 feet on the north side of Paces Ferry Road and beginning approximately 280 feet west of the northwest intersection of Paces Ferry Road and Mount Paran Road. Zoned R-1 (Residential) District. Land Lot 216 of the 17<sup>th</sup> District, Fulton County, Georgia

**Owners: John Charman**  
**Council District 8, NPU-A**

**V-09-85**

Application of **Doug Estes** for a special exception from zoning regulations to allow the installation of gas pumps in a yard adjacent to the street where otherwise prohibited to allow for an existing commercial building to be converted into a service station. Property is located at **2685 Donald Lee Hollowell Parkway, N.W.**, fronting 200 feet on the north side of Donald Lee Hollowell Parkway and beginning at the northeast intersection of Donald Lee Hollowell Parkway and Hightower Place. Zoned MRC-2 (to be used for commercial purposes) District. Land Lot 208 of the 14<sup>th</sup> District, Fulton County, Georgia.

**Owner: PG Properties**  
**Council District 9, NPU-G**